

MINUTES

SALINA CITY PLANNING COMMISSION
CITY COMMISSION ROOM
Tuesday, April 17, 2007

MEMBERS

PRESENT: Bonilla-Baker, Funk, Mikesell, Schneider, Simpson, Soderberg and Yarnevich

MEMBERS

ABSENT: Appleby and Ritter

STAFF

PRESENT: Andrew, Asche, Burger, Herrs and Place

Mr. Simpson asked whether items will be heard in the order in which they appear on the printed agenda.

Mr. Andrew stated they will, except we do not expect to take action on Items #3 and #4 although we should take comments from anybody who is present to speak to those.

Item #1. Approval of the minutes of the regular meeting held on April 3, 2007.

The minutes of the April 3, 2007 meeting were approved as presented.

Item #2. Application #Z07-6, filed by the Saline County Dialysis Center, requesting a change in zoning district classification from R-2 (Multi-Family Residential) to PC-1 (Planned Restricted Business) to allow a clinic expansion and expanded off-street parking. The subject is legally described as Lots 3, 4, 5, 6 and 7 in Block 7 of the Oakdale Addition to the City of Salina, Saline County, Kansas and addressed as 710, 714-716 and 718 East Iron.

Mr. Andrew presented the staff report including photographs and other visual graphics which are contained in the case file.

Mr. Place stated just my comments, I addressed them to Dean earlier about the alley, the one way traffic, and receiving any comments from residents. We have not. Also as to the circulation of the lot itself, that aisle is only 16 ft. wide and it would necessitate that being one way. But I feel that whatever steps we need to take to accommodate fire safety we should take. We can address whatever issues might remain from there. I think we're fine.

Mr. Simpson asked in looking at the plot plan there the entrances on the alley and the exit on the driveway south of the new addition, emergency vehicles and so forth would have to enter how?

Mr. Place stated we're saying that the emergency vehicles are going to come in from Oakdale.

Mr. Simpson asked at the south end of the new addition?

Mr. Place stated yes right in there.

Mr. Simpson asked off of Oakdale, although the plan shows that as exit only?

Mr. Place stated the plan does show that exit only but that's where they'll have to come in.

Mr. Simpson stated ok.

Mr. Andrew stated the main thing is to have one entry in there that is wide enough to accommodate fire apparatus.

Mrs. Yarnevich stated there is no condition listed concerning the fire apparatus access.

Mr. Andrew stated our thought was that we would work with the Dialysis Center's designer at the building permit review in which the Fire Department will have an opportunity to review that. Our main concern was does the parking lot work, does it circulate, does it have all of the necessary dimensions and provide the spaces that are needed? It does, but it might need to be modified in some way so that Fire Department fire apparatus have a clear way in and a clear way out. I think their point was if you look at the narrow driveway coming in off of Iron that does not work for them. So that driveway on Oakdale is better but they will need a way out once they get in there. If that lot was all full of cars there is not an aisle wide enough to get out.

Mr. Simpson asked would the semis then have to access the same route?

Mr. Andrew stated I think that would be desirable. I think I would defer to Karlton on that, but I think you would probably prefer the semis back in and head out. But that's really about the only way they could get in there.

Mr. Schneider asked below to the south of the duplex there, is that supposed to be a two-way there?

Mr. Andrew stated it's probably a little tight to be a two-way. But you have got to have, some of the dimensions of these islands and the dimensions of the aisles will have to be tweaked a little bit to match up, but that should be 20 ft. wide or at least 18 ft. wide to support two-way traffic there. So that island would probably have to be reduced slightly.

Mrs. Soderberg asked what about the Iron Avenue setback issue?

Mr. Andrew stated a setback variance of 8 ft. was approved. The Zoning Ordinance establishes setbacks on arterial streets by measuring from the center of the street. The reason for doing that is some of the situations you see on South Ohio where a street gets widened and the homes and buildings end up very close to the traveled way. If you measure from the center of the street you can accommodate future expansion of that street. The addition that they're proposing is not going to change the setback on either Oakdale or Iron, so there weren't any setback or lot coverage issues that related to the building expansion itself.

Mrs. Soderberg asked are there any proposals for additional signage? I didn't see that in here.

Mr. Andrew stated not that we discussed. But the standard would be on a C-1 zoned lot that they could have one ground or monument sign that didn't exceed 32 sq. ft. plus they could have wall signs facing Iron and facing Oakdale or even on the back side of the building. As it stands now they would be limited to one ground sign not exceeding 32 sq. ft. unless they were to request some exception to that at today's meeting. Just to review, we're talking about 4 platted lots arranged along Iron there and our recommendation would be that they be rezoned to Planned C-1 and that the uses be limited to business, professional and medical offices and the single

family and two family dwellings that are there, that signage be governed by C-1 regulations and that's what we spoke to, it would allow one ground sign. Condition No. 3 deals with the fact that if the residences were sold off separately there would not be parking available so there would need to be some shared parking or some arrangement that would allow that parking area to be used by residents. This project is to be developed in conformance with the site plan and elevations presented today. The alley, if it's incorporated into the parking lot, must be paved. Item #6 notes that the building permit stage is where we're really going to pin down the dimensions of those islands. We certainly want to encourage landscaping, particularly along Oakdale, but the islands may have to be reduced in size in some locations just to make the circulation work. But we would work that out at the building permit review. Our recommendation would be to approve this request. I would be happy to answer any questions about that recommendation.

Mr. Simpson asked are there any questions of Dean? Would the applicant or the representative care to address the Commission? Please state your name and address.

Mark Regier, Jones-Gillam Architects and Engineers, 125 S. Hilldale, stated as Dean said earlier if we need to modify a little we know we have a few modifications on the parking area to do. But all in all that is the requested design. If we need to lose a couple of parking stalls that is not a problem with the owner just so we're maintaining the minimum amount required for the Dialysis Center plus the residences. I think we're exceeding that at this point in time and we could modify that a little bit to also meet with the Fire Department's request and requirements there. They have some signage there now. It's pretty low profile. What the owner / representative told me earlier is that they were not looking to add any additional signage but if they did want to do that we would obviously go through the requirements there on that. There are a couple of offices and an exam room down in the basement that does affect the parking load but we still feel like we have adequate parking for the facility. I believe it was very expensive to remove Westar's lines. There is a figure floating out around of about 100,000+ dollars to do that. We felt like that wasn't in the best interest of the owner to do that. Therefore, we were looking at the one way alley at that point in time. Plus it's very tight once you get down into the residential. There are a few residences that don't show up on that site plan to the east, it is very tight in there as well. One of the things we might mention is that 65% of the patients are drop off patients so a lot of them will be pulling up to the south side of the facility and dropping off the patients and picking them up later. We will meet the requirements of the parking but would note that the parking lot will not typically be very full. Again, as Dean said, we've tried to relocate the unloading area for the semi. The semi comes twice a month as I understand during the day so we tried to develop that so that you still have one way traffic that can get out at the same time that the semi is backed up to the facility. I think instead of it being perpendicular like it is now that it will be a lot quicker transition off of Oakdale into our site. That is all I have.

Mr. Simpson asked any questions of Mr. Regier?

Mr. Funk asked is the alley to be paved from Oakdale to, what's the next street, Penn?

Mr. Regier stated yes that is correct.

Mr. Funk asked and paved the whole way, 16 ft. wide?

Mr. Regier stated yes.

Mr. Funk asked are there gas meters in that alley?

Mr. Andrew asked do you want to go back to that photo John?

Mr. Regier stated we just had it surveyed and I don't recall. I just got the survey of the rest of that.

(Rob Truelove of the dialysis center spoke—but did not come up to podium)

Mr. Funk stated gas meters in an alley could be dangerous.

Mr. Regier stated I believe that they do but we will look at that.

Mr. Funk asked who is paying for the paving of this alley?

Mr. Regier stated the owner will. Actually it might be a shared cost between the towers and Saline County Dialysis.

Mr. Mikesell asked would that also be true for the markings of the one way signs?

Mr. Regier stated yes that would be true.

Mr. Andrew stated our traffic control group would work with them to get appropriate signage for the alley. It would need to be approved by the Engineering Division to make sure it meets our regular traffic sign standards.

Mr. Funk asked what kind of drainage do you provide for the alley?

Mr. Place stated I have not looked into that.

Mr. Regier stated we don't have the full design back on that yet. We just know that it is going to be surface drainage. That is what we are looking at for the alley and the parking area.

Mr. Simpson stated okay. Any further questions? There appear to be none. Thank you Mr. Regier. Would anyone else wish to address this application? There appears to be none. With no other comments from the public we will bring this back to the Commission for discussion and action.

MOTION: Mrs. Yarnevich stated I move we approve Application #Z07-6 to create a Planned C-1 district with the seven conditions set forth in the staff report.

SECOND: Mr. Funk.

Mr. Simpson stated it's been moved and seconded that we approve this application. Any further comments or questions? There appear to be none. Those in favor say "aye", opposed same sign.

VOTE: Motion carried 7-0.

Mr. Simpson stated Items #3 and #4 I understand are being requested to be tabled until our next meeting.

Mr. Andrew stated it doesn't appear that there is anyone here but I think we should open those items up and see if anybody is here to speak on them. I think it would then be appropriate to have a motion to continue those items to the May 1st meeting.

Item #3. Application #PDD93-6D, filed by Roger Siemsen and Tim Howison, requesting an amendment of the Golden Eagle Estates Addition PDD to

convert an area set aside for cluster townhomes with a private street and common area to twelve (12) individually owned platted lots for townhomes on a public street. The subject property is legally described as Lot 3, Block 2 in Golden Eagle Estates Addition No. 2 to the City of Salina, Saline County, Kansas and located on the north side of unbuilt Eaglecrest Avenue north of the Eaglecrest Retirement Community at 1501 E. Magnolia Road.

Item #4. Application #P93-3E, filed by Roger Siemsen and Tim Howison, requesting approval of a replat of Lot 3, Block 2 in Golden Eagle Estates Addition No. 2 to the City of Salina, Saline County, Kansas into twelve (12) building lots.

Mr. Simpson asked would anyone like to address the application? There appears to be none. We'll entertain a motion to continue this to our next meeting.

MOTION: Mr. Funk stated I move that Items #3 and #4 be continued to the May 1st meeting.

SECOND: Mrs. Yarnevich.

Mr. Simpson stated it has been moved and seconded. Those in favor say "aye", opposed same sign.

VOTE: Motion carried 7-0.

Item #5. Application #Z07-7, filed by the Salina Planning Commission, requesting amendment of Article X Signs by adding terms and definitions to Section 42-506 of the Sign Regulations.

Mr. Andrew stated in discussing this, this is not an intent to try to go to drafting any regulations or anything that would set guidelines or stipulations for message boards or digital graphics. But our ordinances are lacking in terms of definitions and terminology that reflects what is going on in the sign industry. And what we would like to do is get something drafted and get something sent to our sign contractors and sign manufacturers. The Salina Bicentennial Center has a electronic message board sign and they are interested in this. It's not the regulatory aspect but just using the right terms that the sign industry currently uses, defining things correctly would be the first step. But we think to do that we would like set this back to May 15th and allow some time to get some feedback from them on what we're thinking to make sure what would be consistent with the sign industry.

Mr. Simpson stated ok.

Mrs. Yarnevich asked to we need a motion for that?

Mr. Andrew stated if we could have a motion to continue that public hearing to the May 15th meeting.

MOTION: Mrs. Yarnevich stated I move we continue the public hearing to the May 15th hearing.

SECOND: Mr. Mikesell.

Mr. Simpson stated it's been moved and seconded. Those in favor say "aye", opposed same sign.

VOTE: Motion carried 7-0.

Item #6. Other matters.

Mr. Andrew stated I think in that same category the City Commission recently approved a water action plan that has watering restrictions. The primary restrictions deal with having designated days for lawn or turf grass watering. It does allow for as needed watering of formal gardens, landscape beds and formal planting areas that might be part of a commercial or industrial development. But nonetheless, on the xeriscaping side of things, I think the most important thing that we can do is work with our local nurseries, plant providers and installers and get an agreed upon plant list before we do anything with our regulations. We think that the landscaping regulations we have work fairly well it's just that we think that if we're serious about xeriscaping then we need narrow it down on what the choices are going to be. If we're going to require areas to be landscaped we should give them scrutiny and try to insure those are plantings that don't need to consume a lot of water to survive. But we think to do that we need to have an agreed upon list of plantings so the people who are selling, maintaining and installing the plants are in agreement that that's what works for Salina. We're not trying to take a model from Colorado or California or something to do that. So that's the next step. What we would like is to have the go ahead, we have the definitions for Junkyard and some other uses, we would like to take the next step and initiate text amendments for the districts that those would be allowed in and under what circumstances and bring that back to you. We also have a situation where fences with barbed wire are under our code only permitted in industrial areas and we have a number of commercial and heavier commercial ventures that would like to have at least the concept discussed of allowing barbed wire fences in other areas. So we would bring that back to you for consideration and discussion. We also need to bring some clarification of what our standards are for mini-storage facilities. Those are items that we would be working on that relate to the zoning text. For our next meeting in May we have an application for a site plan for a Comfort Suites hotel behind the Super 8 and Casey's at Schilling and I-135. We also we have a replat of the property that is the West Salina Travel Plaza west of the interstate. We will have those at your next meeting along with what has been continued today.

Mr. Simpson stated alright, very good. Any other questions of Dean at this point? You folks that just came into the meeting. Were you here for Golden Eagle?

(The citizen responded yes).

Mr. Simpson stated that item by the applicant's request has been changed to the May 1st meeting.

Mr. Andrew asked were there any particular comments or questions you had on that application?

The citizens indicated they would wait until the rescheduled hearing.

Mr. Simpson stated at 4:00 on May 1st. Any other items?

Mr. Andrew stated that is all we have for you this afternoon.

Mr. Simpson stated then we are adjourned.

Meeting adjourned at 4:34 p.m.

Dean Andrew, Secretary

ATTEST: _____